025.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,145,100 / 1,145,100
					USE VALUE:	1,145,100 / 1,145,100
					ASSESSED:	1,145,100 / 1,145,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANG JEREMY H
Owner 2:	BEACH ALLYSON J & MELISSA J
Owner 3:	
Street 1:	9 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DALPE DIANE -
Owner 2:	NICHOLS WELD DAPHNE -
Street 1:	2424 KINGS LAKE BLVD
Twn/City:	NAPLES
St/Prov:	FL Cntry:
Postal:	34112

NARRATIVE DESCRIPTION

This parcel contains 5,393 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Clapboard Exterior and 2745 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5393.000	674,600	5,100	465,400	1,145,100
Total Card	0.124	674,600	5,100	465,400	1,145,100
Total Parcel	0.124	674,600	5,100	465,400	1,145,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.16 | /Parcel: 417.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17163
GIS Ref:
GIS Ref:
Insp Date: 05/12/09

!2100!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	673,600	5100	5,393.	465,400	1,144,100	1,144,100	Year End Roll	12/18/2019
2019	104	FV	411,800	5100	5,393.	494,500	911,400	911,400	Year End Roll	1/3/2019
2018	104	FV	411,800	5100	5,393.	360,700	777,600	777,600	Year End Roll	12/20/2017
2017	104	FV	386,500	5100	5,393.	314,200	705,800	705,800	Year End Roll	1/3/2017
2016	104	FV	386,500	5100	5,393.	267,600	659,200	659,200	Year End	1/4/2016
2015	104	FV	344,900	5100	5,393.	261,800	611,800	611,800	Year End Roll	12/11/2014
2014	104	FV	344,900	5100	5,393.	215,300	565,300	565,300	Year End Roll	12/16/2013
2013	104	FV	358,600	5100	5,393.	204,800	568,500	568,500		12/13/2012

PRINT

Date	Time
12/10/20	17:35:41

LAST REV

Date	Time
09/26/19	11:39:25

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2100

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALPE DIANE,	71094-487	1	6/1/2018		1,250,000	No	No		
DALPE DIANE	37471-141		12/24/2002	Family	1	No	No		
DALPE DIANE	26458-257		7/1/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	17163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2013	1704	Re-Roof	8,750	C				
12/3/2012	1589	Manual	2,500	C				
9/5/2012	1115	Manual	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2014	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
4/10/2013	Info Fm Prmt	EMK	Ellen K
5/12/2009	Measured	189	PATRIOT
5/2/2009	Meas/Inspect	372	PATRIOT
10/11/1999	Mailer Sent		
10/11/1999	Measured	264	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5393		Sq. Ft.	Site		0	80.	1.08	1									465,433						465,400	

Total AC/HA: 0.12381 | Total SF/SM: 5393 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,433 | Spl Credit | Total: 465,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08032787
Const Adj.:	1.07800233
Adj $ / SQ:	197.981
Other Features:	143000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	756312
Depreciation:	81682
Depreciated Total:	674630

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	1

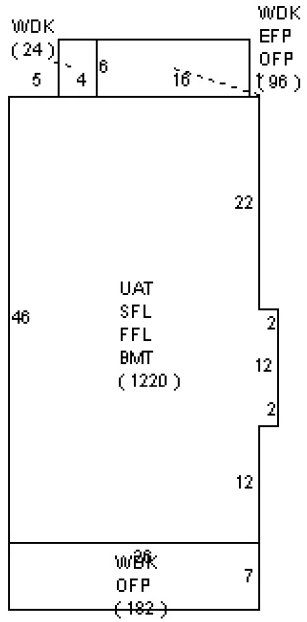
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,220	59.390	72,461
FFL	First Floor	1,220	197.980	241,537
SFL	Second Floor	1,220	197.980	241,537
UAT	Upper Attic	305	138.590	42,269
WDK	Deck	302	10.040	3,031
OFP	Open Porch	278	24.190	6,724
EFP	Enclos Porch	96	59.920	5,752
	Net Sketched Area:	4,641	Total:	613,311
Size Ad	2440	Gross Are	5556	FinArea 2745

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	197.98
Special Features:	0	Val/Su Net:	145.36
Final Total:	674600	Val/Su SzAd	276.48

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1921	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100